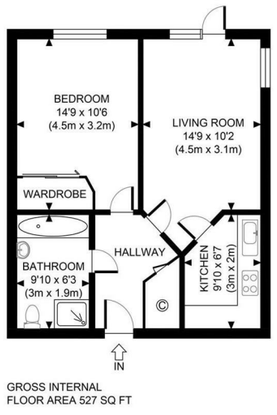
Excellent

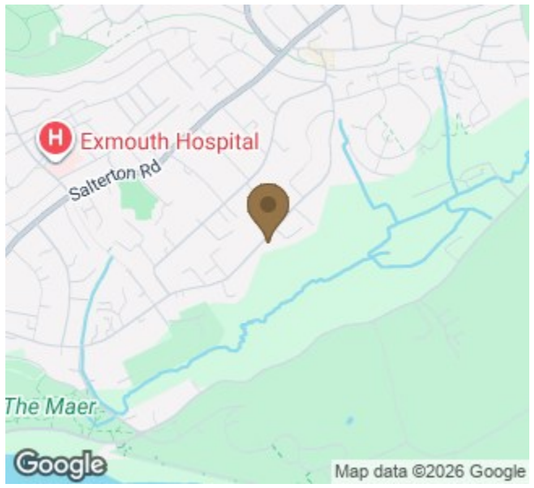
Trustpilot

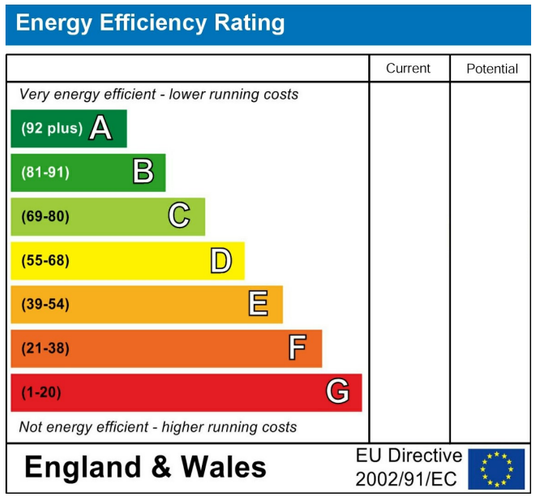
McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 527 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT / 49 SQM	Roswell Court EX8
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/03/21 photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







9 Roswell Court

Douglas Avenue, Exmouth, EX8 2FA

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Roswell Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - Close To Developments Fantastic Facilities
- Direct Access From Living Room On To Private Patio Area
- Double Bedroom With Fitted Wardrobe
- Communal Terrace with Stunning Sea Views, Plus Landscaped Gardens
- Superb Restaurant With Daily Lunch Service
- Homeowners Lounge Where Social Events Take Place
- 24 Careline System & Secure Camera Entry System
- Laundry Room & Mobility Scooter Store
- Estate Manager And 24/7 Staffing
- Guest Suite Available For Visiting Family And Friends

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Roswell Court, Exmouth

1 | 1 | Asking price £150,000

Roswell Court
Constructed in 2013 by multi award-winning McCarthy Stone and occupying an envious position with expansive sea views, Roswell Court provides a fantastic lifestyle living opportunity for the over 70's.
A 'Retirement Living Plus' development designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development.
Homeowners benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets.
All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.
The development features excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied, daily table-service lunch, laundry, scooter store and landscaped gardens backing with views to the coast. The fantastic roof terrace with furniture proves a very popular meeting point in favourable weather and from which panoramic views are enjoyed. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

The Local Area
Exmouth is a lively port town and seaside resort, situated on the east coast of Devon, where the River Exe meets the sea. As well as a harbour, it boasts two miles of golden sandy beaches and is the gateway to the breath-taking Jurassic coast.
The area offers plenty of opportunities to get out into the great outdoors, with abundant cycling and walking trails nearby, including the spectacular South West Coastal path. Exmouth is a wildlife hotspot with thousands of birds spending winter on the estuary at Exmouth Nature Reserve.
As well as a range of pubs and eateries, historic Exmouth has an indoor market, plenty of shopping opportunities and a Blue Plaque heritage trail. There are festivals aplenty too, with the annual Exmouth Festival of arts and music, the Kite Festival in August and, for seafood lovers, the Spirit of the Exe and Exmouth Mussel Festival in September.
Travelling further afield couldn't be easier either. Exmouth Train Station is in the centre of the town and you can be in London Paddington in around three and a half hours. By road, Exmouth is only 8 miles from the M5 and 11 miles from Exeter, which has an international airport.

9 Roswell Court
No.9 is a beautifully presented ground floor apartment, ideally positioned within easy reach of the development's excellent communal facilities, including the restaurant, homeowners' lounge and laundry room.

The well-proportioned accommodation features a lovely dual-aspect living room, enjoying plenty of natural light and enhanced by a contemporary feature electric fireplace. A door leads directly from the living room onto a private, attractive patio area, providing a delightful spot to sit and enjoy the surroundings.
The separate kitchen is well equipped with a range of modern units and integrated appliances. The spacious double bedroom benefits from a fitted wardrobe, while the bathroom is thoughtfully appointed with both a separate bath and a level-access shower.
Further benefits include a separate walk-in airing cupboard, providing useful additional storage.

An appealing, well-maintained apartment offering comfortable and convenient retirement living, with the added benefit of its own private outdoor space.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability)

Social Lifestyle
The Communal Lounge is at the heart of the community at Roswell Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Roswell Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Roswell Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons. The fantastic roof terrace with furniture proves a very popular meeting point in favourable weather and from which panoramic views are enjoyed. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,543.91 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Ground Rent: £435 per annum
Ground Rent Review Date: June 2027
Lease Length: 125 years from June 2012













